

MINUTES OF REGULAR MEETING  
SUGAR CITY COUNCIL  
THURSDAY, SEPTEMBER 8, 2016

Presiding: Mayor David D. Ogden  
Meeting Convened at 6:30 p.m.  
Prayer: Bruce Arnell  
Pledge of Allegiance

Present: Mayor David D. Ogden; Clerk-Treasurer Wendy McLaughlin; Councilmen Bruce King, Matt Garner, Bruce Arnell, and Joe Cherrington; Chairman Brent Barrus of the Planning and Zoning Commission; and *Standard Journal* Reporter Amanda Beal.

Mayor Ogden asked if there were any corrections to the minutes of the regular meeting held on August 25, 2016. Each councilman had a copy of the minutes prior to the meeting. Councilman King asked that notes he intended for the clerk be taken out. It was moved by Councilman Arnell and seconded by Councilman Garner to accept the minutes with the change; motion carried.

**RECONCILIATION REPORTS:** Wendy presented the August reconciliation reports for the General Fund. It was moved by Councilman Arnell and seconded by Councilman Cherrington to accept the August reconciliation reports for the General Fund; motion carried. Wendy presented the August reconciliation reports for the Utility Fund. It was moved by Councilman Arnell and seconded by Councilman Garner to accept the July reconciliation reports for the Utility Fund; motion carried.

Wendy presented the current bills in the amount of \$320,638.50. It was moved by Councilman Cherrington and seconded by Councilman King to pay the current bills, together with all regular September bills; motion carried.

**PLANNING AND ZONING COMMISSION REPORT:** Commissioner Brent Barrus reported the commission did not meet last week due to lack of a quorum. However, the commission plans on finishing the Land Use Schedule Title 9 revisions by next meeting.

**Sugar Salem Shop:** The Design Review Board approved the Sugar Salem Shop, and a building permit was issued.

**Sugar City Market Property:** Mike Stears plans to close on the property within the week. In order to proceed with his proposed restaurant and four-plexes, he will need to submit a special use permit application to the commission. Studies show that there are approximately \$265 million in tourist dollars/spending along the U.S. Highway 20 corridor. Sugar City is in a good position to capture more of those tourist dollars.

**PROPOSED RATE AND FEE INCREASES, ADDITIONAL FEES AND POSSIBLE ADOPTION:**

It appears that Sugar City has not had a sufficient reserve base fee for water structure repair and replacement for several years. Fees were revised to mitigate the monetary shortage. The new fees will be less than Rexburg and slightly higher than St. Anthony's. The building permit fee tier structure was also raised 25% from the original fees, with a \$50 base fee rather than the \$23.50 base fee. The city plans to use a real estate valuation software chosen by the city to determine the property value of all new construction. Currently the city leaves the valuation to the building contractor. The park usage fees were further reduced for city residents after council discussion. Other verbiage was added or deleted to clarify groups and group sizes.

**RESOLUTION NO. 2016-18 (Rate and Fee Increases):** It was moved by Councilman Cherrington and seconded by Councilman Garner to approve Resolution No. 2016-18, with the corrections outlined above. Thereupon, the clerk called roll upon said motion.

Those voting aye: Councilmen King, Cherrington, Garner and Arnell  
Those voting nay: None

Thereupon, the mayor declared the motion passed. A copy of said resolution is attached hereto marked "Attachment 1."

**LARSEN/POCOCK DEVELOPMENT AGREEMENT AND POSSIBLE ADOPTION:** The council discussed the Larsen/Pocock Development Agreement. "Ordinances/resolutions" will be added to item #8 to clarify the procedure for adoption of fees in the development agreement. The transfer of water shares, water rights, cash match, and administrative expenses are noted in the agreement. Mayor Ogden will take the proposed agreement to Kelton Larsen and John Pocock for their input.

**SUGAR CITY MUSEUM:** The council discussed how the city could have its own museum. Grant money might be available for downtown renovations and historical improvements. The city code addresses a museum district in Chapter 12 of Title 1. Harold Harris is a past head of the Historical Committee. The mayor will meet with Mr. Harris and talk about possibilities and implementing the existing code to improve Sugar City's attraction.

**ORDINANCE NO. 321\_2016 (Amending the Zoning Map):** The R3 zone change requested by River Bend Ranch was originally approved on Thursday, 26 March 2015, but no ordinance was passed. Ordinance No. 321\_2016 is being introduced as a matter of housekeeping and read by title only by Councilman Cherrington, entitled:

"AN ORDINANCE AMENDING THE ZONING MAP TO RECLASSIFY CERTAIN LANDS WITHIN THE CITY OF SUGAR CITY (SUCH LAND BEING COMMONLY KNOWN AS A PORTION OF THE RIVER BEND RANCH PROPERTY) UNDER THE CITY'S ZONING ORDINANCE; AMENDING AND REVISING THE CITY'S OFFICIAL ZONING MAP TO REFLECT THIS CHANGE; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE."

It was moved by Councilman Cherrington and seconded by Councilman Garner to waive reading of the ordinance on three different days and to place it upon its final passage, provided that all revisions agreed upon are included. Thereupon the clerk called roll upon the motion.

Those voting aye: Councilmen King, Cherrington, Garner, and Arnell  
Those voting nay: None

Thereupon, the mayor declared that the motion, having been passed by not less than two-thirds of the council, had been duly carried. It was moved by Councilman Garner and seconded by Councilman Arnell to adopt this ordinance. Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilman Arnell, Garner, Cherrington, and King  
Those voting nay: None

Councilman King indicated that he wanted the original date of March 26, 2015, to show on the ordinance, subject to approval by the city attorney.

Ordinance No. 321\_2016 was thereupon declared by the mayor to have been duly passed by not less than two-thirds of the council. The clerk will publish Ordinance No 321\_2016 in summary or full immediately

in at least one issue of the *Standard Journal*, a newspaper published in the city of Rexburg, Madison County, Idaho.

**SPEED BUMP:** Councilman Cherrington reported a number of complaints from the citizens of speeders on South Pine Avenue. Several have asked about the possibility of adding speed bumps. The council discussed having portable speed bumps, so that the bumps could be moved to different problem areas. The cost would be about \$1,500 for each speed bump, which covers one lane of traffic. The consensus from the council was to move forward and purchase at least four strips. The mayor will also include a notice in the monthly newsletter and contact the school district to encourage high school drivers to slow down. The new sidewalk along the south side of Center Street toward the high school will also help keep our children safe.

**EBILLING GOAL:** The council discussed the idea of the city using ebilling as the main way to send out utility bills instead of through the mail. Ebilling will save the city time and money. The council encouraged having more information available on the bill and one that is easier to understand. A utility payment phone application was recommended that could be downloaded onto cell phones to make it easier to pay and view utility bills. Commissioner Dave Thompson has volunteered to help design the application.

#### **DEPARTMENT REPORTS:**

##### **COUNCILMAN ARNELL:**

**Well #1:** The site to drill well #1 will be selected by City Engineer Dick Dyer and Consultant Tom Wood. The site likely will be chosen close to the existing well and access to different water strata.

**COUNCILMAN KING:** No report.

**COUNCILMAN GARNER:** No report.

**COUNCILMAN CHERRINGTON:** No report.

#### **MAYOR'S BUSINESS:**

**Fertile Peat Ribbon Cutting Report:** Mayor Ogden reported that the ribbon cutting has been moved back to the third week of October, with a projected plant start date of 1 November 2016. He will meet with John Pocock and Kelton Larsen next week to plan the ceremony. Gov. Otter and local state legislators will be invited.

**ADA Ramp Update Report:** Hill and Sons have completed four ADA ramps, with four more ready to be poured. The mayor will encourage that the ramps be poured as soon as possible so children do not have to walk out into the street to go around the forms.

**SilverStar Communications:** The permit and agreement have been signed. The company is now ready to install the underground fiber.

**3<sup>rd</sup> South Classification:** Third South was assumed to be recognized by the state as a minor collector, since it was classified as one on the approved transportation map posted on the city website. However, the state will not recognize the road as a minor collector until a reclassification application from the state is submitted and approved.

**New Block Grant:** The Development Company's Economic & Community Development Manager Ted Hendricks is currently working with Old Farm Estates owners Jeff and Ryan Lerwill to apply for a DEQ development grant, similar to the grant Pro Peat used, on a project that could potentially create 20-30 new jobs.

Meeting adjourned at 9:10 p.m.

Signed: \_\_\_\_\_  
David D. Ogden, Mayor

Attested: \_\_\_\_\_  
Wendy McLaughlin, Clerk-Treasurer

**RESOLUTION 2016 - 18**

**BE IT RESOLVED** by the Mayor and Sugar City Council that effective October 1, 2016, the rates for the following items for Sugar City residences and businesses shall be as follows:

**A. SEWER**

1. The base rate for sewer will remain the same at \$17.12 per month.
2. Usage rate will remain the same at **\$3.00** per one thousand gallons of sewage.
3. Outside city limits 125% - \$3.75
4. New construction connection fee of \$2,250

**B. WATER**

Water usage rate is as follows:

- |   |           |                    |
|---|-----------|--------------------|
| 1. 3/4" meter   | base rate | \$23.84 per month  |
| 2. 1" meter   | base rate | \$34.63 per month  |
| 3. 1-1/2" meter   | base rate | \$75.35 per month  |
| 4. 2" meter   | base rate | \$138.39 per month |
| 5. 3" meter   | base rate | \$281.39 per month |
| 6. Usage rate of <b>\$0.90</b> per one thousand gallons of water. |           |                    |
| 7. Outside city limits 125% - \$1.13                              |           |                    |

New construction connection fee of \$3,400

Any hookup to the city water system will pay the base rate for the size of the hookup line. Any additional units using that line will be charged the base rate of \$23.84.

**C. BUILDING PERMITS**

\$1 - \$500	\$50
\$501 - \$2,000	\$50 plus \$4.00 for each additional \$100
\$2,001 - \$25,000	\$110 plus \$18.00 for each additional \$1,000
\$25,001 - \$50,000	\$525.00 plus \$13.00 for each additional \$1,000
\$50,001 - \$100,000	\$850.00 plus \$9.00 for each additional \$1,000
\$100,001 - \$500,000	\$1,300 plus \$7.00 for each additional \$1,000
\$500,001 - \$1,000,000	\$4,100 plus \$6.00 for each additional \$1,000
\$1,000,001 and up	\$7,100 plus \$5.00 for each additional \$1,000

Value to be determined by a real estate valuation software chosen by the city.

D. PARK USAGE FEES

RESIDENTS HALF OR FULL DAY

- |  |      |
|--|------|
| 1. City Residents (small groups under 25 people)                 | \$0  |
| 2. City Residents (organized groups 25 or over people) base rate | \$25 |
| refundable security deposit                                      | \$50 |

NON-RESIDENTS HALF DAY

- |                                     |                             |       |
|-------------------------------------|-----------------------------|-------|
| 3. Small groups (under 25 people)   | base rate                   | \$50  |
|                                     | refundable security deposit | \$50  |
| 2. Large groups (25 or over people) | base rate                   | \$150 |
|                                     | refundable security deposit | \$50  |

NON-RESIDENTS FULL DAY

- |                                     |                             |       |
|-------------------------------------|-----------------------------|-------|
| 4. Small groups (under 25 people)   | base rate                   | \$150 |
|                                     | refundable security deposit | \$50  |
| 5. Large groups (25 or over people) | base rate                   | \$250 |
|                                     | refundable security deposit | \$50  |

E. NON-CONFORMING ANIMAL USE PERMIT \$25

F. BACK FLOW INSTALLATION PERMIT \$25

UNANIMOUSLY APPROVED AND PASSED BY THE CITY COUNCIL AND  
MAYOR THIS 8TH DAY OF SEPTEMBER 2016.

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Dave Ogden, Mayor

ATTEST:

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Wendy McLaughlin, City Clerk-Treasurer

(SEAL)